

CITY OF ALAMO HEIGHTS  
CITY COUNCIL  
April 26, 2010

A regular meeting of the City Council of the City of Alamo Heights, Texas was held at the Council Chambers, 6120 Broadway, at 5:30 p.m. on Monday, April 26, 2010.

Present and composing a quorum were:

Mayor Louis Cooper  
Mayor Pro-Tempore Susan Harwell  
Councilmember Stan McCormick  
Councilmember Bobby Rosenthal  
Councilmember Jill Souter

Also attending were:

City Manager Ann Benson McGlone  
Assistant City Manager/Public Works Director Shawn P. Eddy  
Communications/IT Manager Marian Ramirez  
Finance Director Cynthia Barr  
Community Development Director Brian Chandler  
Fire Chief Bill Hagendorf  
Police Chief Rick Pruitt

Absent was:

City Attorney Mike Brenan

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Mayor Louis Cooper called the meeting to order at 5:35 p.m.

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Mayor Cooper asked City Council for any corrections to the minutes of the April 12, 2010, City Council Meeting. A motion was made by Mayor Pro Tem Susan Harwell to approve the minutes of April 12, 2010 as amended. The motion was seconded by Councilmember Stan McCormick and passed by unanimous vote.

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*Item # 2      City Manager's Report*

**a. Fiesta 2010**

Community Development Director Brian Chandler presented photos of the Fiesta events: King's Party and the Pooch Parade.

A copy of an email from Stanley and Diane Moore was distributed to City Council regarding the Park and Ride by the Alamo Heights swimming pool. The email opposed the

Park and Ride because it brought limited parking within the neighborhood and related unnecessary nuisances.

Mayor Pro Tem Harwell asked if the Alamo Heights Rotary Club had permission for the Park and Ride for Alamo Heights Night. City Manager Ann McGlone responded permission was not granted nor coordinated through the City of Alamo Heights but perhaps with the Alamo Heights Little League.

**b. May 8<sup>th</sup> – Election Day**

City Secretary Jennifer Reyna reminded the community that Election Day is Saturday, May 8<sup>th</sup>. Cambridge Elementary School is the polling site on Election Day. Ms. Reyna announced early voting is April 26<sup>th</sup> – May 4<sup>th</sup> at Lion's Field and the Alamo Heights Independent School District Administrative Offices.

**c. Movie Nights in the Heights**

Staff informed Council of Grande Communication's invitation to partner with the City during the months of May through October, to provide an outdoor movie venue adjacent to the Nature Trails parking lot off Viesca Street. The first featured movie, "Marley & Me" is proposed for May 28<sup>th</sup>.

Councilmember Bobby Rosenthal suggested positioning speakers away from homes. This item will be coordinated with the Neighborhood Character and Commercial Revitalization Committee to discuss details.

**d. Announcement of Community Meetings**

The dog park design workshop is scheduled on Saturday, May 8<sup>th</sup> at 9:00 a.m. – 10:30 a.m. at the City Council Chambers to gather input on the conceptual plan. A trails master plan design workshop is scheduled on May 22<sup>nd</sup> at 9:00 a.m. – 11:00 a.m. at the Alamo Heights High School Cafeteria to identify ways to improve existing trails and explore locations for new trails.

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*Citizens To Be Heard Concerning Non-Agenda Items*

May O'Neal, 434 Abiso Avenue, stated she is a Senior Citizen and expressed concern about accessing the financial report. She is aware the financial report is available on the City's website and suggested the City provide a hard copy of the financial report so it is accessible for non computer users.

Pruyn Hildebrand, 320 Primrose, expressed concern about the VIA buses and the traffic incurred by current construction. She observed VIA buses are using Primrose to avoid construction. She requested the placement of a stop sign on the intersection of Buttercup and Primrose. She also requested the missing "No Through Traffic" sign be replaced at N. New Braunfels, as a driver enters Primrose.

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Consent Items

Item # 4 Mayor Cooper read the following caption.

**ORDINANCE NO. 1863**

**AN ORDINANCE APPROVING AND AUTHORIZING THE CITY MANAGER TO EXECUTE AMENDMENTS TO LICENSE AGREEMENTS WITH AT&T WIRELESS AND VERIZON WIRELESS TO ALLOW THE RELOCATION OF TELECOMMUNICATIONS ANTENNAS AND EQUIPMENT FROM THE EXISTING 300,000 GALLON ELEVATED WATER TANK TO THE NEW 600,000 GALLON ELEVATED WATER TANK**

A motion for approval was made by Councilmember Bobby Rosenthal. The motion was seconded by Councilmember Stan McCormick and passed by unanimous vote.

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Items for Individual Consideration

Item #5 Mayor Cooper read the following caption.

**ORDINANCE NO. 1864**

**AN ORDINANCE APPROVING AND AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND EXECUTE AN INTERLOCAL MUTUAL AID AGREEMENT WITH FT. SAM HOUSTON**

Fire Chief Bill Hagendorf provided a PowerPoint presentation that included background information.

There was a discussion among City Council about agreements with surrounding entities and the importance of reaching out to other cities in providing aid.

Chief Hagendorf stated the City has recognized that it is cost effective to share resources with other agencies. He described the benefits of having a mutual aid agreement with Ft. Sam and Terrell Hills. He described scenarios for mutual aid coverage between the three agencies.

A motion for approval was made by Councilmember Bobby Rosenthal. The motion was seconded by Councilmember Jill Souter and passed by unanimous vote.

Item # 6 Mayor Cooper read the following caption.

**ORDINANCE NO. 1865**

**AN ORDINANCE APPROVING AND AUTHORIZING THE  
CITY MANAGER TO NEGOTIATE AND EXECUTE A  
CONTRACT WITH FROST INSURANCE TO PROVIDE  
EMPLOYEE BENEFIT SERVICES**

At 6:04 p.m., Councilmember McCormick recused himself as he is an employee of Frost Bank. He briefly left the Council Chambers to allow City Council to continue discussion.

Assistant City Manager/Public Works Director Shawn P. Eddy provided a PowerPoint presentation that included the Request for Proposals (RFP) and selection process.

Submitted proposals included small and large firms. An evaluation committee short-listed and interviewed four qualified firms. Based upon all of the information provided and the interviews, the Committee recommended the City of Alamo Heights enter into an agreement with Frost Insurance to provide employee benefit services.

Councilmember Rosenthal stated Joe Haynes, assisted the Committee in the evaluation process and thanked City Manager Ann McGlone and Assistant City Manager Shawn P. Eddy for their dedicated time and hard work.

Mr. Eddy stated Mr. Bob Farish and Mr. Ernest Munoz were present from Frost Insurance to answer questions.

Councilmember Souter reiterated that City did receive proposals from 12 firms. She acknowledged Mr. Haynes in his efforts to assist the Evaluation Committee.

Mayor Pro Tem Harwell and Mr. Eddy thanked Councilmember Rosenthal for his contributions.

A motion for approval was made by Councilmember Rosenthal. The motion was seconded by Councilmember Souter and passed by unanimous vote.

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Items for Individual Consideration

Item # 7 Mayor Cooper read the following caption.

**ORDINANCE NO. 1866**

**AN ORDINANCE APPROVING AND AUTHORIZING THE  
RENEWAL OF A STANDARD WATER TOWER LICENSE**

**AGREEMENT WITH SPRINT SPECTRUM REALTY  
COMPANY, L.P. FOR THE PLACEMENT OF UP TO  
THREE (3) ANTENNAS AND APPURTENANCES ON THE  
CITY'S 600,000 GALLON WATER TOWER FOR A TERM  
OF TEN (10) YEARS**

Assistant City Manager/Public Works Director Shawn P. Eddy made a PowerPoint presentation that included background information.

Mr. Eddy briefly summarized the City's policy for wireless communications providers to place telecommunications equipment on city elevated water tanks.

Mr. Eddy stated revenue from the placement of antennas on elevated water towers is currently deposited into the Utility fund and the official agreement will commence on October 1, 2010.

Councilmember Souter asked Mr. Eddy about the cost and warranty on the water tower. Mr. Eddy explained the process and agreement on how the telecommunication providers reimbursed the City for the additional construction which allowed the City to maintain the warranty on the water tower. Councilmember Souter emphasized the additional construction were costs paid by the telecommunication providers which calculated \$541,000 as actual costs.

Mayor Pro Tem Harwell asked about the estimated time period when the tower will be online. Mr. Eddy responded in June 2010 and provided a breakdown of costs. The cost of the water tank is \$1.8M. The total \$2.8M includes repainting the existing 300,000 gallon tank, the piping improvements around the city yard to accommodate the new tank, repaving Blue Bonnet Boulevard, and a SCADA system (an electronic control system on all elevated tanks and wells).

Councilmember Rosenthal asked about the revenue and the length of the agreement with the telecommunication providers. Mr. Eddy stated that a 20-year agreement is normal in this type of industry but the City's policy provides for a 10-year agreement without automatic renewals.

Margaret Houston, 140 Patterson Avenue, asked about the costs of the telecommunications relocation on the water tower. Mr. Eddy reviewed the estimated revenues over a 10-year and a 20-year period for the standard water tower license agreement. He stated the cost of all improvements to the water tower was fully funded by the telecommunications providers. The income from the telecommunication agreements is greater than the cost of the water tower.

A motion for approval was made by Councilmember McCormick. The motion was seconded by Councilmember Rosenthal and passed by unanimous vote.

Staff Reports

*Item # 8* Mayor Cooper read the following caption.

## **Capital Improvement Program Update**

Assistant City Manager/Public Works Director Shawn P. Eddy presented his quarterly Capital Improvement Program (CIP) report including a PowerPoint presentation regarding funding sources, different types of improvements, photos and scheduling.

Mr. Eddy summarized the various water, sewer, street and sidewalk improvements and their various funding sources. He reviewed the improvements being made by the City of San Antonio that are in or near Alamo Heights.

Mr. Eddy acknowledged Assistant Public Works Director Pat Sullivan in being instrumental of the 20-year street maintenance plan. Mr. Eddy thanked everyone for their patience and stated construction should be completed by summer 2011.

Councilmember Souter stated the 20-year plan is a strategic action plan that established a timeline to improve street maintenance and the replacement of water and sewer lines on an annual basis. She acknowledged Mayor Cooper for the encouragement of establishing a plan.

Mayor Pro Tem Harwell agreed with Councilmember Souter and added with the replacement of water and sewer lines, the rate of water loss has improved. The rate of water loss is less than the industry's standard. She emphasized that the City continues to provide low water rates.

Councilmember Rosenthal asked about the amount of time needed to complete the water line project and the mill and paving on Broadway. Mr. Eddy explained the entire project will take about 12 months to complete. Councilmember Rosenthal expressed concern on the impact the replacement of water lines may have to the Alamo Heights High School and asked about the completion date. Mr. Eddy stated replacement of the water lines have begun and shall be completed in a couple of weeks, however; the replacement of water lines at E. Castano between Broadway and Vanderhoeven will start in June 2010, after school is out, and shall be completed by August 2010.

Councilmember Souter asked if the Alamo Heights Independent School District (AHISD) is aware of the construction schedule. Mr. Eddy responded that Business Manager Mike Hagar is the point of contact for communication with the AHISD. He added that City Manager Ann McGlone meets with AHISD Superintendent Kevin Browne on a regular basis.

Margaret Houston, 140 Patterson Avenue, stated that these are important projects. She complimented the City Council on street improvements, particularly related to projects nearby the schools. She stated children will benefit from the city's expenditures to improve safety. She congratulated City Council for money well spent and referenced how projects are completed within budget.

Cynthia James, 130 College Boulevard, asked about the additional warranty on streets. Mr. Eddy stated that the streets were warranteed for a year and stated that he would need to verify the warranty period for other capital improvements.

Item # 9 Mayor Cooper read the following caption.

**Presentation of Financial and Investment Report for the second quarter ending March 31, 2010**

Finance Director Cynthia Barr provided a PowerPoint Presentation that summarized the City's financial position. The Financial and Investment Report included General Fund Revenues/Expenditures, Utility Fund Revenues/Expenditures, and an Investment Portfolio Update.

She noted General Fund Expenditures are at 49% of budget for the first half of the year, as expected. She stated Water and Sewer Expenditures included expenditures made for capital improvements.

Ms. Barr presented the investment portfolio. Councilmember Rosenthal asked how much of the total investment portfolio are funds for capital improvements. Ms. Barr responded the Utility fund is a separate fund with different properties and the capital improvement projects are not kept separate. The amount in the general government capital projects fund was provided.

Mayor Cooper asked Ms. Barr to explain the restrictions that municipalities have on investments. Ms. Barr responded that state law limits municipalities to invest monies in investments that are risk free. Municipal investments must be backed by state agencies or an agency that is backed by the U.S. Treasury.

Ms. Barr reported that the city's financial position remains strong.

Mayor Cooper clarified that there is money in the reserve fund and the fund has not been exhausted. Councilmember Souter added that citizens have expressed to her the fear of not having any money in the reserve fund. Ms. Barr stated the City's adopted policy is to have 90 days in reserve to ensure the operating expenditures.

Mayor Pro Tem Harwell stated Ms. Barr is available to answer any one's questions. Ms. Barr invited the citizens to call her with questions.

Councilmember Souter suggested City staff prepare a one page sheet that is simplified for citizens to understand and review the investments and balance amount related to the reserve fund. She stated the municipality is blessed to have Ms. Barr on staff as she is highly respected among the state.

Margaret Spencer, 140 Patterson Avenue, supported the suggestion of a one page informational sheet. She requested to see information on the spending restrictions for reserve funds.

Elliot Weser, 301 Lamont Avenue, expressed interest in obtaining information on the reserve fund and requested comparisons of the amount of money in the reserve fund for

5 to 10-years to observe trends. Ms. Barr agreed to provide Ms. Weser his requested information.

*Item # 10* Mayor Cooper read the following caption.

### **Comprehensive Plan Update**

Mr. Chandler presented an update of the Comprehension Plan in a PowerPoint presentation. The update was categorized by Economic Sustainability and Infrastructure, Building Community, and Preservation of Resources.

Councilmember Souter clarified that the community gardens, walking/hiking trails and dog park are three different issues and meetings for the citizen to participate. Mr. Chandler confirmed and stated there are different opportunities for the community to participate and implement their interests.

Marcia Weser, 301 Lamont Avenue, asked if the community development department is doing the historic inventory on homes and what is the expected timeline for completion. Mr. Chandler responded Community Development Coordinator Kathy Rodriguez has begun on the inventory list but that there is not a timeline for surveying over 3,000 homes/structures. Ms. Rodriguez is currently taking photos. Ms. Weser also asked how the projects were prioritized. Mr. Chandler responded that community groups approached City staff on ideas and desire to be involved.

May O'Neal, 434 Abiso Avenue, asked about the proposed lighting ordinance. Mr. Chandler stated Lucien "Blackie" Bolduc provided assistance to the City. The objective is to decrease the "spillover lights" that intrude into homes or yards of private residents. This is in the beginning stages and more citizen and Council input will be needed before moving forward.

Margaret Houston, 140 Patterson Avenue, suggested the City could invite homeowners to submit information about their homes to contribute to the historic inventory list. Other suggestions were to have City Council recognizes home builders such as John Canavan that utilize adaptive reuse and to entice commercial property owners to beautify the nearby business area.

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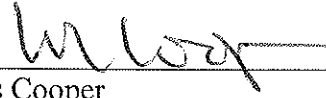
Margaret Spencer, 140 Patterson Avenue, stated due to the new ISO rating, her sister, Pat Evans will save \$400.00 on her insurance. Ms. Spencer will save \$200 dollars because she upgraded her insurance coverage. She added that her insurance agent complimented City staff for being very competent and pleasant.

Councilmember McCormick stated his insurance dropped by 24.84% and his savings was \$857.39 on a yearly basis.

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There being no further business, a motion was made by Councilmember McCormick to adjourn the meeting. A motion was seconded by Councilmember Souter and passed by unanimous vote. Mayor Cooper adjourned the meeting at 7:32 p.m.



Louis Cooper  
Mayor



Jennifer Reyna TRMC  
City Secretary